



COMMUNITY DEVELOPMENT DEPARTMENT

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PLANNING COMMISSION MEETING MINUTES

REGULAR MEETING

MAY 12, 2009

PRESENT: Acevedo, Koepp-Baker, Escobar, Lyle, Moniz, Mueller, Tanda

ABSENT: None

LATE: None

STAFF: Planning Manager (PM) Rowe, Senior Planner (SP) Linder, Environmental Programs Coordinator (EPC) Fotu and Minutes Clerk Johnson.

Chair Koepp-Baker called the meeting to order at 7:00 PM, inviting all present to join in the pledge of allegiance to the U.S. flag.

DECLARATION OF POSTING OF AGENDA

Minutes Clerk Johnson certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chair Koepp-Baker opened the floor to public comment for matters not appearing on the agenda.

Commissioner Mueller announced that St. Louise Hospital is forming focus groups for Morgan Hill residents to give input for healthcare service provision to the community. Meetings will be June 3 and 4 (6 – 7:30 p.m.) at the facility. Commissioner Mueller invited interested citizens to call 782-1501, as reservations will be necessary.

Chair Koepp-Baker announced that broadcasting of the session tonight would conclude after the regular agenda, including announcements and upcoming items for future agendas, and that the Planning Commission's Carbon Diet Club session would not be broadcast. "However, for interested residents, summary minutes of the Carbon Diet Club will be available in the Community Development Department before the next meeting," Chair Koepp-Baker advised. Commissioner Lyle indicated he had some uneasiness regarding the issue: "Some of the methodology is troublesome, and I have other concerns, as well," he said.

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Pursuant to the above issues, Chair Koepp-Baker declared that the order of the agenda was established as printed, while she reiterated the conclusion of the broadcast time.

Noting that no one in the audience expressed a wish to address items not appearing on the agenda, Chair Koepp-Baker closed the public hearing.

MINUTES:

APRIL 14, 2009

COMMISSIONERS MUELLER/ESCOBAR MOTIONED TO APPROVE THE APRIL 14, 2009 MINUTES WITH THE FOLLOWING REVISIONS:

Page 4, paragraph 3 ...*18 - 20 trains each peak hour (9 to 10 each way per hour) from 6:00 to 9:00 & 16:00 – 19:00, plus perhaps 14 in the non-peak hours (7 each way per hour). So the daily total number of trains could be in the range of 252 to 260.*”

(Note: these numbers were verified by Mr. Kennerley 05-14-09)

Page 8, paragraph 3: ...but it is ~~not viable~~ *currently inoperable.*]

Page 9, paragraph 7 (add for correction): that *such* matters as *design permits* will be sent to the Planning Commission

Page 10, paragraph 4 (add for clarification): *Commissioner Mueller observed that there was concern for eliminating that reference as the content or direction being given by the Design Review Handbook as staff or citizens use the Handbook for projects..*

Page 13, paragraph 9, 2nd bullet (add for clarity): *park purchase emphasizing neighborhood parks – which the public had been encouraged to support; not relying on placement of passive parks*

THE MOTION PASSED (7-0) WITH THE FOLLOWING VOTE: AYES: ACEVEDO, KOEPP-BAKER, ESCOBAR, LYLE, MONIZ, MUELLER, TANDA; NOES: NONE; ABSTAIN: NONE; ABSENT: NONE.

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CONSENT CALENDAR:

1) EXTENSION OF TIME, EOT-09-02: A request for a 24 month extension of time for a previously approved conditional use permit and extension of time for a veterinary hospital located on the vacant parcel on the northeast corner of Cochrane Rd and Adams Ct (APN 726-34-001).
ADAMS-NATT VETERINARY CLINIC

Commissioner Lyle asked that the item be pulled so that questions could be answered. Chair Koepp-Baker so ordered.

Commissioner Lyle referenced the letter from the applicant, asking: "Is two years for the extension really required?" PM Rowe responded, "It is probably more indicative of need because of the present economy."

COMMISSIONER MUELLER OFFERED A RESOLUTION – INCLUSIVE OF THE FINDINGS AND CONDITIONS - APPROVING AN EXTENSION OF TIME TO THE CONDITIONAL USE PERMIT FOR A VETERINARY HOSPITAL IN THE NORTHEAST CORNER OF COCHRANE ROAD AND ADAMS COUNT IN THE ML-LIGHT INDUSTRIAL ZONING DISTRICT. COMMISSIONER ESCOBAR PROVIDED THE SECOND TO THE MOTION, WHICH PASSED (7-0) WITH THE FOLLOWING VOTE: AYES: ACEVEDO, KOEPP-BAKER, ESCOBAR, LYLE, MONIZ, MUELLER, TANDA; NOES: NONE; ABSTAIN: NONE; ABSENT: NONE.

PUBLIC HEARINGS:

2) DEVELOPMENT AGREEMENT, A request for approval of a development agreement and development schedule for three units of an overall five-unit, single-family project. The project site is 0.74 acres in size and is located at the northeast corner of Ginger Way and Rose Lane in the R-1(7,000) zoning district.
DA-07-04/ DEVELOPMENT SCHEDULE,

DS-08-04: GINGER-MURRAY: PM Rowe presented the staff report, providing a brief overview of the history of this project, including the awarded allotments for FY 2007-08 (2) and FY 2008-09 (3). PM Rowe explained: "In October 2008, the Commissioners had reviewed a request for a zoning amendment, development agreement and development schedule, with continuation of the request to January 27, 2009 (Planning Commission Meeting) with the applicant and staff working for resolution of unresolved issues regarding project density and lot configuration. However, the map before the Commissioners at this meeting is now in compliance, and the applicant is requesting approval for the development agreement and the development schedule as the deadline is June 30, 2009." PM Rowe went on to explain that the applicant has the 'three units in hand and wants to pick up the other two'. He noted that the zoning amendment was no longer needed due to the redesign. PM Rowe then called attention to the revised resolution which had been provided.

Commissioner Lyle asked, "Why didn't the applicant ask for extension in a timely manner?" PM Rowe responded, "When the Planning Department was fully staffed, a technician sent a courtesy reminder. With several personnel changes and other duties

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added to the office, the reminders were not given high priority. This project was not notified. In this case, the applicant did not receive the courtesy letter and so the application lapsed. ” Responding to further questions, PM Rowe reminded that ultimately it is the applicant’s responsibility to know the time frame and keep up with the project deadlines.

Commissioner Moniz asked, “For the currently proposed site plan, why was not any environmental work done?” PM Rowe said the environmental initial study was done as part of the zoning stage and that information will be attached to the approval of the subdivision map. He went on to explain that there had been some archeological sensitivity issues which had to be addressed for work to commence timely.

Chair Koepp-Baker opened the public hearing.

The owner/developer, Scott Murray, Scott Murray, 175 E. Main St.; #130, spoke with the Commissioners, saying, “At time of the environmental review, I thought I stayed in touch with City staff. There must have been a miscommunication with the technician.”

With no further persons in attendance indicating a wish to speak to the matter, the public hearing was closed.

NOTING THE INCLUSION OF THE FINDINGS AND CONDITIONS, COMMISSIONER MUELLER OFFERED A RESOLUTION RECOMMENDING APPROVAL OF THE DEVELOPMENT AGREEMENT APPLICATION DA-07-04 FOR APPLICATION MMC-04-09: TAYLOR/GINGER – MURRAY. THE MOTION WAS SECONDED BY COMMISSIONER ESCOBAR.

Under discussion, Commissioner Lyle raised concern that the project could get other allocations even though the units expired before the project commenced. Consequently, the following issues were noted:

- this could be viewed as a continuing project
- there is no partial completion
- this brings to the forefront problems with splitting allocations and getting automatic allocations
- a penalty for letting early units expire should be established

THE MOTION PASSED (7-0) WITH THE FOLLOWING VOTE: AYES: ACEVEDO, KOEPP-BAKER, ESCOBAR, LYLE, MONIZ, MUELLER, TANDA; NOES: NONE; ABSTAIN: NONE; ABSENT: NONE. COMMISSIONER MUELLER OFFERED A RESOLUTION APPROVING A DEVELOPMENT SCHEDULE FOR THREE, FISCAL YEAR 2008-09 BUILDING ALLOTMENTS AWARDED TO APPLICATION MCC-04-09. COMMISSIONER ESCOBAR SECONDED THE MOTION, HAVING NOTED THE INCLUSION OF THE FINDINGS AND CONDITIONS TO THE RESOLUTION. THE MOTION PASSED (7-0) WITH THE FOLLOWING VOTE: AYES: ACEVEDO, KOEPP-BAKER, ESCOBAR, LYLE, MONIZ, MUELLER, TANDA; NOES: NONE; ABSTAIN: NONE; ABSENT: NONE.

Because he owns a business in the Downtown area, Commissioner Acevedo noted there

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*is a potential for conflict of interest on agenda item 3a and said he would be ~~reclused~~ **recused** for that item. "However, I would like to sit in for the staff report," he said. Discussion ensued as to the order of the agenda for the items under 3; it was acknowledged that the printed agenda would be adhered to for the staff report.*

*Commissioner Acevedo was ~~reclused~~ **recused** at 7:35 p.m., returning at 7:40 p.m. to be seated on the dais.*

Note: SP Linder presented the staff report for the several requests for extensions of time and subsequent changes to the development agreement amendment(s) and development schedule amendments for the following items: 3a, b, c, d, and e. Public hearings were opened for each (PH). To meet the goals of the City for 'green work', this document will provide a synopsis of each item, with the speakers so noted.

3) EXTENSIONS OF TIME – DEVELOPMENT AGREEMENT AMENDMENT AND DEVELOPMENT SCHEDULE AMENDMENTS:

3a) DEVELOPMENT AGREEMENT AMENDMENT, DAA-06-06C/ DEVELOPMENT SCHEDULE AMENDMENT, DSA-06-01C: MONTEREY-GUNTER: A request to amend the project development agreement and development schedule for a 15-unit mixed use project on a one acre site located at 17620 Monterey Rd., approximately 100 ft. north of Main Ave. The amendment would extend the commencement of construction dates by 12 months.

(PH) ~~The representative of the bank,~~ Craig van Keulen (no address noted) arrived from a previous meeting offering to answer questions from the Commissioners. Mr. van Keulen noted ~~this was a recent bank repossession, and that there was~~ agreement with the staff report. (Closed)

COMMISSIONER MUELLER OFFERED A RESOLUTION, INCLUDING THE FINDINGS AND CONDITIONS CONTAINED THEREIN, RECOMMENDING A 15-MONTH EXTENSION OF TIME TO COMMENCE CONSTRUCTION ON FOUR, FY 2006-07 ALLOTMENTS AND APPROVING AN AMENDMENT TO THE DEVELOPMENT SCHEDULE FOR APPLICATION MC-05-03: MONTEREY-GUNTER TO EXTEND THE DATES WITHIN THE PROJECT DEVELOPMENT SCHEDULE BY 12-15 MONTHS, WITH THE RECOMMENDED DATE CHANGES AS FOLLOWS:

Subdivision & Zoning Applications FY 2009-10 (11units) ~~07-31-08~~ 07-31-09
Site Review Application FY 2009-10 (11units) ~~03-30-09~~ 04-30-10
Obtain building permits (4 units) 10-30-10; (11 units) 01-30-11
Final Map Submittal FY 2006-07 (4 units) ~~02-27-09~~ 04-30-10
FY 2009-10 (11 units) ~~02-26-10~~ 10-30-10

COMMISSIONER ESCOBAR SECONDED THE MOTION, WHICH PASSED (6-0-0-1) WITH THE FOLLOWING VOTE: AYES: KOEPP-BAKER, ESCOBAR, LYLE, MONIZ, MUELLER, TANDA; NOES: NONE; ABSTAIN: NONE; ABSENT: ACEVEDO.

*Acevedo returned to the meeting

3b) DEVELOPMENT AGREEMENT AMENDMENT, DAA-05-10D/ DEVELOPMENT SCHEDULE AMENDMENT, DSA-07-20C: BARRETT-SYNCON/BOFA: A request to amend the project development agreement and

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development schedule for the Lone Oak project located on the northwest corner of the intersection of Barrett Ave. and San Ramon Dr. The amendments would extend all of the commencement of construction dates by 12 months and incorporate 15 building allocations for FY 2010-11. (APN 817-59-060 & 817-57-001)

Staff noted corrections to the distributed report [Bank of America (BoA) now owns the property], Staff concurred with the request, and recommends an additional 6 months ~~with~~ *for* a total of 18 months for ~~remaining~~ *the remaining FY 07/08* allocations.

Page 6 top: change “with” to “for”, and change “remaining” to “the remaining FY 07/08”. In the “Submittal” dates for this project the FY 2010 date should be 2/28/11, the same date as for the 14 units.

(PH) Damon Gascon, 8105 Irvine Center Dr., #1460, Irvine was present to represent the applicant, and told the Commissioners the company has just recently become involved with this project, and is actively pursuing a new developer. Mr. Gascon indicated agreement with the staff report. Mr. Gascon responded to Commissioner’s questions regarding timelines for foreclosures. (Closed)

Commissioners also inquired of staff the issues of noticing since it appeared that the property may have multiple ownership, e.g., questions if Syncon still had some ownership. PM Rowe advised that the City had not been advised of such and that the notices were sent to legal owners of record.

Commissioner Lyle spoke on the ‘troublesome’ issue of having a project going into foreclosure when it was also being allocated more units. “We really need to talk about how to avoid future occurrences of this type of action,” he declared. “Large projects can be strung out over a number of years. This project should not have gotten another 15 allocations in view of the expected foreclosure.” PM Rowe said that most likely when the policy was formulated, such occurrences as this extraordinary economic downturn were not considered. Discussion ensued with the **COMMISSIONERS AGREEING THAT A REVIEW OF THE CURRENT POLICY WOULD BE IN ORDER.**

COMMISSIONER MUELLER OFFERED A RESOLUTION, INCLUDING THE FINDINGS AND CONDITIONS CONTAINED THEREIN, RECOMMENDING AN 18-MONTH EXTENSION OF THE FY 2007-08 ALLOCATIONS, A 12-MONTH EXTENSION OF THE FY 2008-09 & FY 2009-10 ALLOCATIONS, INCORPORATION OF 15, FY 2010-11 ALLOCATIONS, AND APPROVING AN AMENDMENT TO THE DEVELOPMENT SCHEDULE FOR APPLICATION MC 04-12: BARRETT-SYNCON HOMES, TO EXTEND BY 12-MONTHS THE DATE TO FILE FOR A FINAL MAP, SUBMIT FOR BUILDING PERMITS, AND AN 18-MONTH EXTENSION TO OBTAIN BUILDING PERMITS FOR FY 2007-08 ALLOCATIONS, A 12-MONTH EXTENSION TO OBTAIN BUILDING PERMITS FOR THE FY 2008-09 & FY 2009-10 ALLOCATIONS AND SET DATES FOR FY 2010-11 BUILDING ALLOTMENTS, modifying the dates as follows:

Final May Submittal FY 2009-10 (14 units) ~~01-30-10~~ 01-30-11

FY 2010 (15 units) 01-30-11

Building Permit Submittal FY 2009-10 (14 units) ~~02-28-10~~ 02-28-11

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FY 2010 (15 units) ~~01-30-11~~ 02-28-11
Building Permits {Obtain} FY 2007-08 (13 units) ~~04-30-09~~ 10-30-10
FY 2008-09 (5 units) ~~04-30-09~~ 04-30-11
FY 2009-10 (14 units) ~~04-30-09~~ 04-30-11
FY 2010-11 (15 units) 04-30-11

In the "Submittal" dates for this project the FY 2010 date should be 2/28/11, the same date as for the 14 units.

COMMISSIONER ESCOBAR SECONDED THE MOTION, WHICH PASSED (6-1) WITH THE FOLLOWING VOTE: AYES: ACEVEDO, KOEPP-BAKER, ESCOBAR, , MONIZ, MUELLER, TANDA; NOES: LYLE, who indicated his continued opposition to the policy which permits automatic allocations even in the face of controversy; ABSTAIN: NONE; ABSENT: NONE.

3c) DEVELOPMENT AGREEMENT AMENDMENT, DAA-07-03/DEVELOPMENT SCHEDULE AMENDMENT, DSA-07-17: E. CENTRAL-UHC MORGAN HILL: A request to amend the project development agreement and development schedule for a 49-unit senior housing facility on a 2.6 acre site located on E. Central Ave. west of the railroad tracks, in the Central Commercial Residential zoning district. The amendments would extend all of the commencement of construction dates by 12 months.

This is a low income senior project with staff recommending approval of the request, which will through a technicality, cause a 13 month extension; exhibit A provides explanation of the additional month for the extension.

(PH) Applicant representative Mark Irving 2000 E Fourth St., #205, Santa Ana, CA was present and clarified the request, however, exhibit A provided explanation of the additional allocations and time(s). Mr. Irving said his company supports the staff report as presented and would like reference to a tax credit which he indicated was needed for the project. **(Closed)**

COMMISSIONER MUELLER OFFERED A RESOLUTION, INCLUSIVE OF THE FINDINGS AND CONDITIONS THEREIN, RECOMMENDING A 13-MONTH EXTENSION OF THE FY 2008-09 AND FY 2009-10 ALLOCATIONS AND APPROVING AN AMENDMENT TO MC-05-09: E. CENTRAL-UHC TO EXTEND THE DATE TO OBTAIN BUILDING PERMITS BY 12 MONTHS, WITH THE FOLLOWING MODIFICATIONS:

- 1. Addition of a whereas to clarify the tax credit;**
- 2. Building Permits (obtain) FY 2008-09 (12 units) ~~04-01-2009~~ 04-30-2010**
FY 2009-10 (37 units) ~~04-01-2010~~ 04-30-2011

COMMISSIONER ESCOBAR SECONDED THE MOTION, WHICH PASSED (7-0) WITH THE FOLLOWING VOTE: AYES: ACEVEDO, KOEPP-BAKER, ESCOBAR, LYLE, MONIZ, MUELLER, TANDA; NOES: NONE; ABSTAIN: NONE; ABSENT: NONE.

3d) DEVELOPMENT AGREEMENT AMENDMENT, DAA-06-05C/DEVELOPMENT SCHEDULE AMENDMENT, DSA-06-02: E. MAIN-AHLIN: A

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request to amend the project development agreement and development schedule for an approved 134 unit townhouse project on a 6.1-acre site located at the southwest corner of E. Main Ave. and Butterfield Blvd. The amendments would extend the commencement of construction dates by 12 months. (APN 726-15-001 & 726-15-073)

(PH) Scott Murray was present to answer questions. Mr. Murray indicated agreement with the staff report. Mr. Murray thanked SP Linder for the hard work. He said that the project was moving forward with 14 units. Mr. Murray said there had been 'some issues with financing' but that he was moving forward now.

Commissioner Lyle asked when it was anticipated that ground breaking would occur? Mr. Murray responded, "We have pulled the grading permit and expect to break ground within the week." He also noted that the project has been getting positive feedback from community.

Commissioner Lyle then asked when the cement plant might be moved. Mr. Murray said he thought that was identified in the RDA agreement; and would be about a year from July. "We can design around it now," Mr. Murray said.

(Closed)

COMMISSIONER MUELLER OFFERED A RESOLUTION, INCLUDING THE FINDINGS AND CONDITIONS WITHIN, RECOMMENDING A 12-MONTH EXTENSION OF 48 FY 2007-08 ALLOCATIONS, A 24-MONTH EXTENSION OF 2 FY 2009-10 ALLOCATIONS AND APPROVING AN AMENDMENT TO THE DEVELOPMENT SCHEDULE FOR APPLICATION MC-05-06: E. MAIN-AHLIN TO EXTEND THE DATES WITHIN THE PROJECT DEVELOPMENT SCHEDULE BY 12, 24, & 40 MONTHS, with the following modifications:

Final Map Submittal FY 2007-08 (2 units) ~~09-30-07~~ 01-30-2011

FY 2008-09 (43 UNITS) ~~01-30-10~~ 01-30-2011

FY 2009-10 (6 UNITS) ~~01-30-10~~ 01-30-2011

Obtain Building Permits

FY 2007-08 (14 UNITS) ~~04-30-09~~ 04-30-2010

FY 2007-08 (34 UNITS) ~~04-30-09~~ 04-30-2010

FY 2007-08 (2 UNITS) ~~04-30-09~~ 04-30-2011

FY 2008-09 (43 UNITS) ~~04-30-10~~ 04-30-2011

FY 2009-10 (6 UNITS) ~~04-30-10~~ 04-30-2011

Building Permit Submittal

FY 2007-08 (14 UNITS) 02-28-09

FY 2007-08 (34 UNITS) 02-28-2010

FY 2007-08 (2 UNITS) 02-28-2011

FY 2008-09 (43 UNITS) 02-28-11

FY 2009-10 (6 UNITS) 02-28-2011

COMMISSIONER ESCOBAR SECONDED THE MOTION, WHICH PASSED (7-0) WITH THE FOLLOWING VOTE: AYES: ACEVEDO, KOEPP-BAKER, ESCOBAR, LYLE, MONIZ, MUELLER, TANDA; NOES: NONE; ABSTAIN: NONE; ABSENT: NONE.

3e) DEVELOPMENT AGREEMENT AMENDMENT, DAA-05-09C/ DEVELOPMENT SCHEDULE AMENDMENT, DSA-05-01: DEL MONTE - GIOVANNI: A request to amend the development agreement and development schedule for a six-unit, one acre multi-family residential project referred to as Del

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Monte Corners located on the east side of Del Monte Ave. approx. 80 ft north of Christine Lynn Dr. The amendment would extend the commencement of construction date by 12 months.

(PH) Dan Gluhaich, 175 E. Main, Ste. 130, told the Commissioners he is the current owner of the property, and that he has obtained a buyer for the project. Mr. Gluhaich said, "Unfortunately the notice for this item was sent to the buyer and he is out of country. I thought it was taken care of and now am asking for an extension."

Responding to questions, Mr. Gluhaich assured the Commissioners he has a buyer in contract and is finishing up the financing. "Right now, the final map is going through the City and we are working on the bond," he said. He also told of plans for getting in all the information needed. (Closed)

COMMISSIONERS MUELLER/ESCOBAR MOTIONED TO CONTINUE THE MATTER OF DEVELOPMENT AGREEMENT AMENDMENT, DAA-05-09C/ DEVELOPMENT SCHEDULE AMENDMENT, DSA-05-01 : DEL MONTE – GIOVANNI TO THE MAY 26 MEETING, TO BE DETERMINED BY STAFF IN CONJUNCTION WITH THE APPLICANT. THE MOTION PASSED WITH THE UNANIMOUS AFFIRMATIVE VOTE OF ALL COMMISSIONERS PRESENT; NONE WERE ABSENT.

OTHER BUSINESS:

4) GENERAL PLAN IMPLEMENTATION ANNUAL REPORT

Review Status of General Plan Implementation.

PM Rowe announced that the revised report had been distributed. He also said this document was a status report for the time period ending December, 2008. The land use amendment was valid for January 2006 – December 2008. PM Rowe then gave a brief overview of the land development occurring at present (very little) coupled with industrial development (even less). PM Rowe then called attention to several portions of the revised report:

- page 4 discussion of goals (including goal 17, which refers to a comprehensive study; no specifics available yet)
- page 5 Economic Development Element ~ new tables on page 6 specifically noted
- page 7 population growth {2011 may not be realistic in view of current economic but consistent with published CA Department of Finance (DoF) numbers and projections}
- page 8 goals >> action item update
- page 9 of report transportation issues: CalTrain may have reduction of train service to Gilroy and increased fares for ticketing

Discussion ensued regarding:

- ♦ concern if any expansion of train service as operating funds not known
- ♦ double (rail) tracking to Gilroy
- ♦ page 17 (table) 13.8 ~~ budget issue: Does City budget have dollars in street fund for maintenance downtown [Yes, but minimal]
 - 3rd St: downtown assessment possible
 - little or no dollars for landscaping

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- street median city responsibility

Chair Koepp-Baker said she thought the projected growth percentage (even though she liked it, 'may be out of whack'.

Regarding page 4, goal 11 (industrial land), PM Rowe was asked, "How much office space is available now?" He responded, "Roughly a million sf, and we could consider about 15%+/- which would include empty retail space." PM Rowe also said that vacant commercial space could be considered in the figure. "To be more exact," PM Rowe said, "we have about 945,000 vacant sf," as he clarified he was just speaking to building space for office and industrial.

Commissioner Moniz asked about information received from ABAG annually. PM Rowe explained that data is typically produced in December, at which time the data is published.

Commissioner Moniz continued by addressing what will happen or be changed with the receipt of new ABAG numbers; PM Rowe said that the new numbers will probably indicate an increased projection for jobs. Commissioner Escobar spoke to current unemployment numbers and upcoming layoffs in 2010 and 2011, which are not reflected in the report. PM Rowe explains effect of Department of Finance numbers and projections.

COMMISSIONERS MUELLER/ESCOBAR MOTIONED APPROVAL OF THE REPORT AS PRESENTED AND RECOMMEND TRANSMITTAL OF THE REPORT TO THE CITY COUNCIL WITH A ANNOUNCEMENT THAT THE CITY IS MAKING ~~PROCESS~~ *PROGRESS* THROUGH THE GENERAL PLAN IMPLEMENTATION WITH USE OF THE CIP. THE MOTION PASSED (7-0) WITH THE FOLLOWING VOTE: AYES: ACEVEDO, KOEPP-BAKER, ESCOBAR, LYLE, MONIZ, MUELLER, TANDA; NOES: NONE; ABSTAIN: NONE; ABSENT: NONE.

ANNOUNCEMENTS/ COMMISSIONER IDENTIFIED ISSUES

None

CITY COUNCIL REPORTS

None

Upcoming workshops/ WORKSHOP SCHEDULE

PM Rowe announced that the Community Development Department is planning a series of workshops which will be geared to obtaining public input for a sustainable building ordinance and for the General Plan Circulation Element update which is anticipated to be completed September, 2009. The sustainable building workshops will be held June 8 and 15. PM Rowe reminded that these workshops are not specific to the Planning Commission, and that any issues regarding Brown Act requirements must be considered. PM Rowe also noticed the planned public forums for discussion of the Downtown Specific Plan.

PM Rowe also addressed the work being done on the Downtown Specific Plan, and

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advised of upcoming workshop regarding the matter for the meeting of May 26. Discussion ensued with the **COMMISSIONERS AGREEING – BY CONSENSUS – TO BEGIN THE MAY 26, 2009 MEETING AT 6:00 PM.** Commissioner Acevedo announced that he would not be in attendance for the workshop for the Downtown Specific Plan; staff was advised to set the agenda accordingly.

Noting that there was no further business for the Planning Commission during broadcast portion of the meeting, Chair Koepp-Baker recessed the meeting at 8:35 pm

5) PLANNING COMMISSION'S PARTICIPATION IN THE CARBON DIET CLUB:

EPC Rebecca Fotu discussed how to calculate personal greenhouse gas emissions, reviewed the low carbon diet workbook and how to use the carbon diet toolkit items. The Commissioners were asked why they were interested in participating and many stated that they wanted to learn more about climate change and contribute to reducing the community's greenhouse gas reductions for a better future. The commissioners were asked to calculate their personal greenhouse gas emissions and create a greenhouse reduction action plan. They were also asked to work on the first section of the workbook that dealt with changing their behaviors to conserve more energy and water and report their progress at the next Carbon Diet Club meeting on May 26, 2009.

ADJOURNMENT

Noting that there was no further business for the Planning Commission at this meeting, Chair Koepp-Baker adjourned the meeting at 9:45 pm.

MINUTES RECORDED AND PREPARED BY:

JUDI H. JOHNSON, Minutes Clerk